



**Town of Arlington
Field and Playground
Feasibility Study**

02/09/2021



Spy Pond Playground



Conceptual Masterplan

Spy Pond Playground

DRAFT FOR DISCUSSION ONLY

NOTE:

Due to the inflationary and unpredictable construction climate, this opinion of probable costs may not represent the actual cost of construction.

Spy Pond Playground

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
	ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS						
00001	Site Preparation and Demolition / Earthwork						\$35,063.00
1	Mobilization		1	ALLOW	\$10,000.00	\$10,000.00	
2	Remove and Dispose Playground Equipment, Furnishing(s) and Footings		1	ALLOW	\$10,000.00	\$10,000.00	
3	Remove and Dispose Safety Surfacing		8,313	SF	\$1.00	\$8,313.00	
4	Remove and Dispose CLF fabric		1	ALLOW	\$1,000.00	\$1,000.00	
5	Construction Fence		500	LF	\$5.00	\$2,500.00	
6	Tree Protection Fence		50	LF	\$5.00	\$250.00	
7	Erosion and Sedimentation Control		1	ALLOW	\$3,000.00	\$3,000.00	
	Subtotal					\$35,063.00	
00002	Playground Improvements						\$318,685
1	Entrance Conc. Paving		31	SY	\$150.00	\$4,650.00	
2	Tot Lot Play Equipment - Assumes some artistic/custom features		1	ALLOW	\$155,000.00	\$155,000.00	
3	Natural Play Elements (stone, wood stumps, etc.)		1	ALLOW	\$22,000.00	\$22,000.00	
4	12" Depth Wood Fiber Safety Surface (85% of play area)		7,066	SF	\$4.00	\$28,264.20	
5	Rubber Safety Surface (15% of play area)		1,247	SF	\$30.00	\$37,408.50	
6	Benches on Conc. Pad		3	SF	\$2,500.00	\$7,500.00	
7	4' Black CLF Fabric		1,247	LF	\$45.00	\$56,112.75	
8	CLF Post Painting		1	ALLOW	\$5,000.00	\$5,000.00	
9	Loaming & Seeding disturbed areas		500	SF	\$1.50	\$750.00	
10	Deciduous Trees		2	EA	\$1,000.00	\$2,000.00	
	Subtotal					\$318,685.45	
	Subtotal:						\$353,748
	4% General Conditions						\$14,150
	8% Contractors Overhead and Profit						\$28,300
	4% Price Escalation for FY '22						\$14,150
	CONSTRUCTION SUBTOTAL:						\$410,348
00003	Consulting Costs						\$39,500.00
1	Design & Construction Administration		1	ALLOW	\$39,500.00	\$39,500.00	
2	Survey		1	ALLOW	\$0.00	\$0.00	
3	Permitting		1	ALLOW	\$0.00	\$0.00	
	Subtotal					\$39,500.00	
	DESIGN & CONSTRUCTION SUBTOTAL:						\$449,848
	10% Construction Contingency						\$41,035
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$490,883

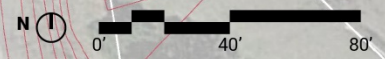
Calc: K. Beuttell and J. Atkinson



Scannell Field & Adjacent Park Area



Conceptual Masterplan
Scannell Field & Adjacent Park Area



DRAFT FOR DISCUSSION ONLY

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Scannell Field and Adjacent Site

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS							
00001	Site Preparation and Demolition / Earthwork						\$87,263.67
1	Mobilization		1	ALLOW	\$10,000.00	\$10,000.00	
	Remove and Dispose Backstop, Fence Fabric, Furnishing(s) and Footings		1	ALLOW	\$15,000.00	\$15,000.00	
3	Remove and Dispose Infield Mix		178	CY	\$12.00	\$2,133.33	
4	Construction Fence		200	LF	\$5.00	\$1,000.00	
5	Tree Protection Fence		300	LF	\$5.00	\$1,500.00	
6	Erosion and Sedimentation Control		700	LF	\$6.00	\$4,200.00	
7	SWPPP		1	ALLOW	\$2,000.00	\$2,000.00	
8	Strip and Stockpile Existing Topsoil (assume 10")		3,117	CY	\$12.00	\$37,405.33	
9	Rough Grade Site		93,500	SF	\$0.15	\$14,025.00	
	Subtotal					\$87,263.67	
00002	Natural Grass Athletic Field						\$224,923
1	Screen Topsoil (assume 10" total)		1,076	CY	\$10.00	\$10,759.26	
2	Dispose of Tailings From Screening (10% of screened topsoil)		108	CY	\$15.00	\$1,613.89	
3	Sand Amendment (assume 2")		216	CY	\$49.00	\$10,607.59	
4	Respread Amended Topsoil (assume 12" total)		1,309	CY	\$10.00	\$13,092.59	
5	Soil Amend to Prevent Decomposition		100	TON	\$500.00	\$50,000.00	
6	Fine Grade Field Surface		38,000	SF	\$0.20	\$7,600.00	
7	Kentucky Blue Grass Sod Blend (sand blend)		35,000	SF	\$1.75	\$61,250.00	
8	Natural Grass Maintenance (Grow In)		35,000	SF	\$0.30	\$10,500.00	
9	Irrigation System		35,000	SF	\$1.20	\$42,000.00	
10	Infield Mix		3,000	SF	\$3.00	\$9,000.00	
11	Pitching Mound Fortification		1	LS	\$8,500.00	\$8,500.00	
	Subtotal					\$224,923.33	
00003	Athletic Equipment						\$25,000
1	Team Benches at Team Areas (includes concrete pad)		6	EA	\$3,000.00	\$18,000.00	
2	Pitchers Rubber and Bases		1	SET	\$1,000.00	\$1,000.00	
3	Foul Poles		1	SET	\$6,000.00	\$6,000.00	
	Subtotal					\$25,000.00	
00004	Fencing and Netting						\$91,000
1	6' Chain Link Fence at Team Areas		200	LF	\$65.00	\$13,000.00	
2	4' Chain Link Fence at Field Perimeter		600	LF	\$55.00	\$33,000.00	
4	Chain Link Fence Backstop		1	LS	\$45,000.00	\$45,000.00	
	Subtotal					\$91,000.00	
00005	Site Improvements						\$75,400
1	Entrance Plaza (concrete)		350	SF	\$10.00	\$3,500.00	
2	Loaming & Seeding /Meadow Seed Disturbed Areas		33,000	SF	\$1.50	\$49,500.00	
3	Paving						
	Bit. Conc. Paving - 6' wide		2,800	SF	\$8.00	\$22,400.00	
	Subtotal					\$75,400.00	
00006	Site Utilities						\$65,000
3	Drainage Manhole		3	EA	\$5,000.00	\$15,000.00	
4	Area Drains/Cleanouts		4	EA	\$1,000.00	\$4,000.00	
5	6" HDPE Pipe		200	LF	\$35.00	\$7,000.00	
6	8" HDPE Pipe		800	LF	\$40.00	\$32,000.00	
7	Drywell		1	EA	\$7,000.00	\$7,000.00	
	Subtotal					\$65,000.00	
	Subtotal:						\$568,587
	4% General Conditions						\$22,743
	8% Contractors Overhead and Profit						\$45,487
	4% Price Escalation for FY '24						\$22,743
	CONSTRUCTION SUBTOTAL:						\$659,561
00007	Consulting Costs						\$100,000.00
1	Design & Construction Administration		1	ALLOW	\$80,000.00	\$80,000.00	
2	Survey		1	ALLOW	\$10,000.00	\$10,000.00	
3	Permitting		1	ALLOW	\$10,000.00	\$10,000.00	
	Subtotal					\$100,000.00	
	DESIGN & CONSTRUCTION SUBTOTAL:						\$759,561
	10% Construction Contingency						\$65,956
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$825,517

Calc: K. Beuttell and J. Atkinson

00008	ALTERNATE #1 : Site Furnishings						\$22,500
1	Site Furnishings						
	Benches on Concrete Pad		6	EA	\$2,500.00	\$15,000.00	
	Bike Rack		6	EA	\$500.00	\$3,000.00	
	Trash Receptacles		1	EA	\$1,000.00	\$1,000.00	
	Interpretive Signage		1	ALLOW	\$3,500.00	\$3,500.00	
	Subtotal					\$22,500.00	
00009	ALTERNATE #2 : Plantings						\$47,500
1	Dedduous Trees		1	ALLOW	\$30,000.00	\$30,000.00	
2	Perennial Planting		1	ALLOW	\$5,000.00	\$5,000.00	
3	Landscape Boulders		1	ALLOW	\$7,500.00	\$7,500.00	
4	Meadow Grow-In Maintenance (2 yrs)		1	ALLOW	\$5,000.00	\$5,000.00	
	Subtotal					\$47,500.00	
00010	ALTERNATE #3 : Shade Structure at Team Areas (Dugout)						\$50,000
1	Shade Structure for Each Team Area		2	EA	\$25,000.00	\$50,000.00	
	Subtotal					\$50,000.00	
00010	ALTERNATE #4 : Batting Cage / Bull Pen						\$28,000
1	Combination Batting Cage at Bull Pen		1	LS	\$20,000.00	\$20,000.00	
2	Synthetic Turf for Bullpen		1	ALLOW	\$8,000.00	\$8,000.00	
	Subtotal					\$28,000.00	
00011	ALTERNATE #5 : Perimeter Loop Path Paving						\$41,600
1	Paving						
	Porous Bit. Conc. Paving - 6' wide		5,200	SF	\$8.00	\$41,600.00	
	Subtotal					\$41,600.00	
00012	ALTERNATE #6 : Porous Bit. Conc. Paving - Upgrade						\$96,000
1	Paving						
	Porous Bit. Conc. Paving - 6' wide (replace pavement line items in entirety)		8,000	SF	\$12.00	\$96,000.00	
	Subtotal					\$96,000.00	



**Hurd
Baseball/
Softball Field**



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Hurd Field

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS							
00001	Site Preparation and Demolition / Earthwork						\$106,478.00
1	Mobilization		1	ALLOW	\$10,000.00	\$10,000.00	
2	Remove and Dispose Backstops, Bleachers, Fence Fabric, Furnishing(s) and Footings		1	ALLOW	\$15,000.00	\$15,000.00	
3	Remove and Dispose Infield Mix		178	CY	\$12.00	\$2,133.33	
4	Remove and Dispose Existing Light Poles and Associated Electrical System		1	ALLOW	\$10,000.00	\$10,000.00	
5	Remove and Dispose Existing Storage Building		1	ALLOW	\$3,000.00	\$3,000.00	
6	Construction Fence		300	LF	\$5.00	\$1,500.00	
7	Tree Protection Fence		50	LF	\$5.00	\$250.00	
8	Erosion and Sedimentation Control		1,650	LF	\$6.00	\$9,900.00	
9	SWPPP		1	ALLOW	\$2,000.00	\$2,000.00	
10	Strip and Stockpile Existing Topsoil (assume 8")		2,516	CY	\$12.00	\$30,194.67	
11	Rough Grade Site		150,000	SF	\$0.15	\$22,500.00	
	Subtotal					\$106,478.00	
00002	Natural Grass Athletic Field						\$471,859
1	Screen Topsoil (assume 8" total)		2,171	CY	\$10.00	\$21,712.96	
2	Dispose of Tailings From Screening (10% of screened topsoil)		217	CY	\$15.00	\$3,256.94	
3	Sand Amendment (assume 2")		541	CY	\$49.00	\$26,518.98	
4	Respread Amended Topsoil (assume 10" total)		2,700	CY	\$10.00	\$26,995.37	
5	Soil Amend to Prevent Decomposition		100	TON	\$500.00	\$50,000.00	
6	Fine Grade Field Surface		87,500	SF	\$0.20	\$17,500.00	
7	Kentucky Blue Grass Sod Blend (sand blend)		87,500	SF	\$1.75	\$153,125.00	
8	Natural Grass Maintenance (Grow In)		87,500	SF	\$0.30	\$26,250.00	
9	Irrigation System		87,500	SF	\$1.20	\$105,000.00	
10	Infield Mix		11,000	SF	\$3.00	\$33,000.00	
11	Pitching Mound Fortification		1	LS	\$8,500.00	\$8,500.00	
	Subtotal					\$471,859.26	
00003	Athletic Equipment						\$35,000
1	Team Benches at Team Areas (includes concrete pad)		6	EA	\$3,000.00	\$18,000.00	
2	Pitchers Rubber and Bases		1	SET	\$1,000.00	\$1,000.00	
3	Foul Poles		1	SET	\$6,000.00	\$6,000.00	
4	Storage Shed (10'x10')		1	EA	\$10,000.00	\$10,000.00	
	Subtotal					\$35,000.00	
00004	Fencing and Netting						\$120,800
1	6' Chain Link Fence at Team Areas		200	LF	\$65.00	\$13,000.00	
2	10' Chain Link Fence Fabric Along East Property Line		450	LF	\$70.00	\$31,500.00	
3	CLF Post Painting Along East Property Line		1	ALLOW	\$6,500.00	\$6,500.00	
4	Chain Link Fence Backstop		1	LS	\$45,000.00	\$45,000.00	
5	20' Ball Netting with Integrated 4' Chain Link Fence Along Walkway on East Side		160	LF	\$155.00	\$24,800.00	
	Subtotal					\$120,800.00	
00005	Site Improvements						\$233,855
1	Entrance Plaza (concrete)		600	SF	\$10.00	\$6,000.00	
2	Loaming & Seeding disturbed areas		36,250	SF	\$1.50	\$54,375.00	
3	Paving						
	Bit. Conc. Paving - 8' wide		15,435	SF	\$8.00	\$123,480.00	
4	Site Furnishings						
	Benches on Concrete Pad		5	EA	\$2,500.00	\$12,500.00	
	Bike Rack		1	EA	\$6,000.00	\$6,000.00	
	Trash Receptacles		2	EA	\$6,000.00	\$12,000.00	
5	Spectator Seating (3 row bleachers)		3	EA	\$6,500.00	\$19,500.00	
	Subtotal					\$233,855.00	

00006	Site Utilities						\$110,000
1	Connect to Existing Water Lines		1	EA	\$3,500.00	\$3,500.00	
2	New Water Lines 2" (copper)		50	LF	\$140.00	\$7,000.00	
3	Drainage Manhole		4	EA	\$5,000.00	\$20,000.00	
4	Area Drains/Cleanouts		6	EA	\$1,000.00	\$6,000.00	
5	6" HDPE Pipe		300	LF	\$35.00	\$10,500.00	
6	8" HDPE Pipe		1,400	LF	\$40.00	\$56,000.00	
7	Drywell		1	EA	\$7,000.00	\$7,000.00	
	Subtotal					\$110,000.00	
	Subtotal:						\$1,077,992
	4% General Conditions						\$43,120
	8% Contractors Overhead and Profit						\$86,239
	4% Price Escalation for FY '22						\$43,120
	CONSTRUCTION SUBTOTAL:						\$1,250,471
00007	Consulting Costs						\$173,000.00
1	Design & Construction Administration		1	ALLOW	\$160,000.00	\$160,000.00	
2	Survey		1	ALLOW	\$13,000.00	\$13,000.00	
3	Permitting		1	ALLOW	\$0.00	\$0.00	
	Subtotal					\$173,000.00	
	DESIGN & CONSTRUCTION SUBTOTAL:						\$1,423,471
	10% Construction Contingency						\$125,047
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$1,548,518

Calc: K. Beuttell and J. Atkinson

00008	ALTERNATE #1 : Fitness Area						\$135,000
1	Fitness Equipment		1	ALLOW	\$60,000.00	\$60,000.00	
2	Rubber Safety Surface at Fitness Area		2,500	SF	\$30.00	\$75,000.00	
	Subtotal					\$135,000.00	

00009	ALTERNATE #2 : Batting Cage / Bull Pen						\$28,000
1	Combination Batting Cage at Bull Pen		1	LS	\$20,000.00	\$20,000.00	
2	Synthetic Turf for Bullpen		1	ALLOW	\$8,000.00	\$8,000.00	
	Subtotal					\$28,000.00	

00010	ALTERNATE #3 : Sports Lighting System						\$765,000
1	Sports Lighting System						
	Sports lighting pole foundations		9	EA	\$10,000.00	\$90,000.00	
	Sports lighting poles and wiring - Musco LED 9 pole (70 max f.c.)		1	LS	\$600,000.00	\$600,000.00	
	Electrical conduit and hand holes		1	LS	\$50,000.00	\$50,000.00	
	Electrical upgrades (transformer and pad)		1	EA	\$25,000.00	\$25,000.00	
	Subtotal					\$765,000.00	

00011	ALTERNATE #4 : Plantings						\$40,000
1	Deciduous Trees		25	EA	\$1,000.00	\$25,000.00	
2	Shrub and Perennial Planting		1	ALLOW	\$15,000.00	\$15,000.00	
	Subtotal					\$40,000.00	

00012	ALTERNATE #5 : Porous Bit. Conc. Paving - Upgrade						\$185,220
1	Paving						
	Porous Bit. Conc. Paving - 8" wide (replace line item in entirety)		15,435	SF	\$12.00	\$185,220.00	
	Subtotal					\$185,220.00	



Robbins Farm Hill Slide

overhead 'duck bar'

curved slide

rubber climbing slope

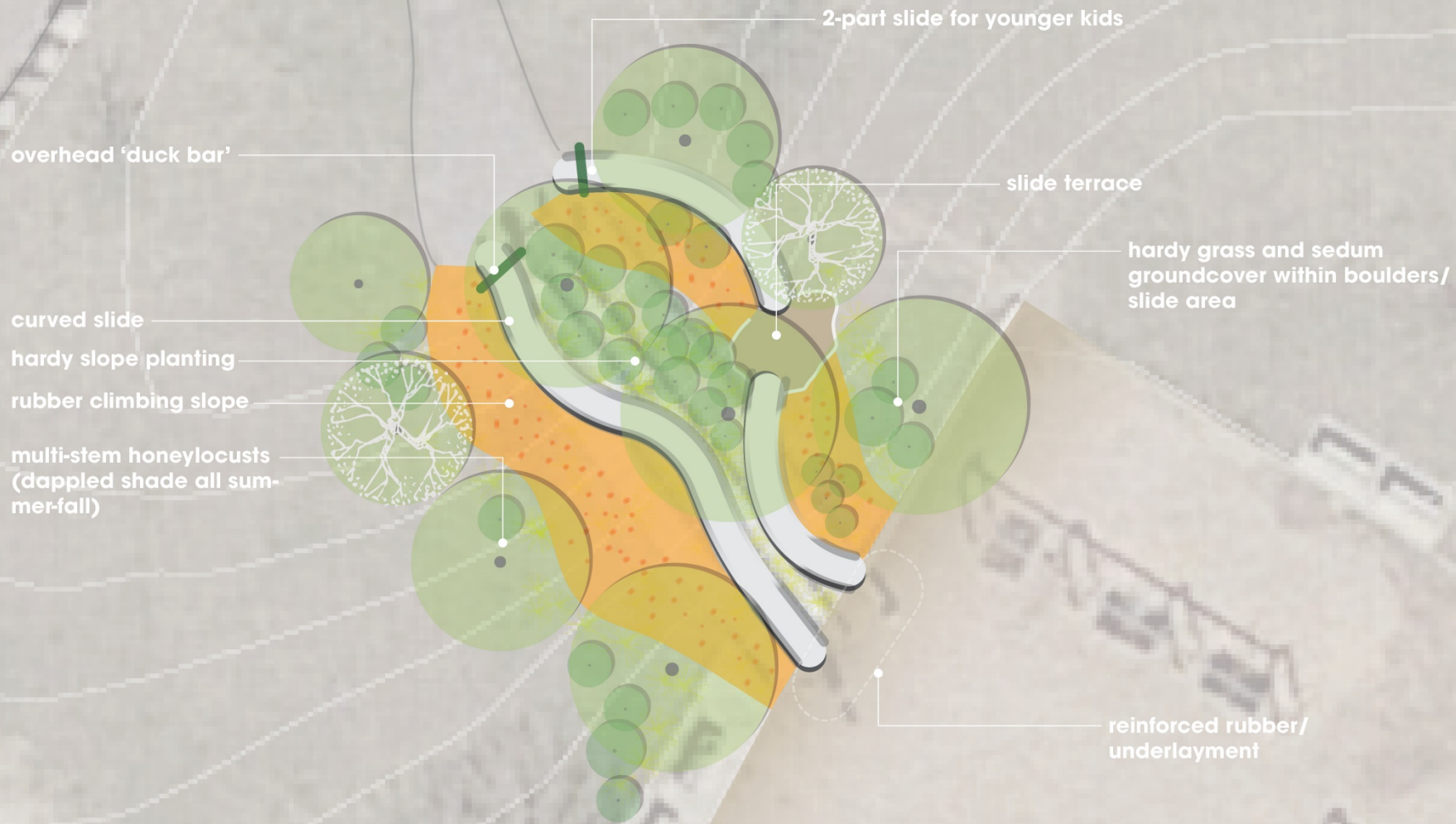
multi-stem honeylocusts
(dappled shade all summer-fall)

reinforced rubber/
underlayment

Conceptual Masterplan

Robbins Farm Hill Slide





Conceptual Masterplan - Add Alternate

Robbins Farm Hill Slide



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Robbins Farm Hill Slide

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS							
00001	Site Preparation and Demolition / Earthwork						\$22,200.00
1	Mobilization		1	ALLOW	\$6,000.00	\$6,000.00	
2	Remove and Dispose Embankment Slides & adjacent features/pavement		1	ALLOW	\$12,000.00	\$12,000.00	
3	Construction Fence		200	LF	\$5.00	\$1,000.00	
4	Tree Protection Fence		40	LF	\$5.00	\$200.00	
5	Erosion and Sedimentation Control		1	ALLOW	\$3,000.00	\$3,000.00	
	Subtotal					\$22,200.00	
00002	Embankment Slide						\$92,938
1	Metal Embankment Slides (one 16' slide)		1	ALLOW	\$48,000.00	\$48,000.00	
2	Earthwork (regrading slope)		1	ALLOW	\$15,000.00	\$15,000.00	
3	Paving Repair		1	ALLOW	\$3,500.00	\$3,500.00	
4	12" Depth Wood Fiber Safety Surface		50	SF	\$10.00	\$500.00	
5	Rubber Safety Surface		175	SF	\$30.00	\$5,250.00	
6	Wall Repair		1	ALLOW	\$2,500.00	\$2,500.00	
7	Hillside climbing path (Rubber Safety Surface w/ handholds)		425	SF	\$37.50	\$15,937.50	
8	Loaming & Seeding disturbed areas		1,500	SF	\$1.50	\$2,250.00	
	Subtotal					\$92,937.50	
	Subtotal:						\$115,138
	4% General Conditions						\$4,606
	8% Contractors Overhead and Profit						\$9,211
	4% Price Escalation for FY '22						\$4,606
	CONSTRUCTION SUBTOTAL:						\$133,560
00003	Consulting Costs						\$23,000.00
1	Design & Construction Administration		1	ALLOW	\$19,500.00	\$19,500.00	
2	Survey		1	ALLOW	\$3,500.00	\$3,500.00	
3	Permitting		1	ALLOW	\$0.00	\$0.00	
	Subtotal					\$23,000.00	
	DESIGN & CONSTRUCTION SUBTOTAL:						\$156,560
	10% Construction Contingency						\$13,356
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$169,915

Calc: K. Beuttell and J. Atkinson

00004	ALTERNATE #1 : Second Embankment Slide						\$65,250
1	Metal Embankment Slides (two 8' slides)		1	ALLOW	\$48,000.00	\$48,000.00	
2	Earthwork (regrading slope)		1	ALLOW	\$5,000.00	\$5,000.00	
3	Planting Improvements		1	ALLOW	\$7,000.00	\$7,000.00	
4	Rubber Safety Surface		175	SF	\$30.00	\$5,250.00	
	Subtotal					\$65,250.00	

00005	ALTERNATE #2 : Plantings						\$16,000
1	Deciduous Trees		7	EA	\$1,000.00	\$7,000.00	
2	Hardy Groundcover		1	ALLOW	\$9,000.00	\$9,000.00	
	Subtotal					\$16,000.00	



**Robbins
Farm
Playground**

entry sign
 existing stone
 (material tie-in)
 resurface or replace existing
 asphalt path as needed
 boulder seats
 instructions sign
 multi-stem 'forest'
 (dappled shade all summer-fall)

curved slide
 reinforced rubber
 underlayment
 benches skewed to
 view action at slide
 trike track on
 asphalt path
 recycle, trash,
 on-site compost

new asphalt walk
 berms planted with hardy
 groundcover
 overhead 'duck' bar
 two-part slide for younger kids
 slide terrace
 hardy grass and sedum groundcover
 within boulder and slide areas

newly seeded lawn, typ.
 asphalt path

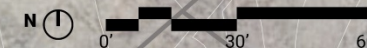
stroller parking zones
 rubber safety surface
 safety mulch

potential meadow/gardens
 expansion area
 on-site compost



Conceptual Masterplan

Robbins Farm Playground



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Robbins Farm Playground

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS							
00001	Site Preparation and Demolition / Earthwork						\$42,400.00
1	Mobilization		1	ALLOW	\$10,000.00	\$10,000.00	
2	Remove and Dispose Playground Equipment, Furnishing(s) and Footings		1	ALLOW	\$15,000.00	\$15,000.00	
3	Remove and Dispose Safety Surfacing		12,900	SF	\$1.00	\$12,900.00	
4	Construction Fence		500	LF	\$5.00	\$2,500.00	
5	Tree Protection Fence		100	LF	\$5.00	\$500.00	
6	Erosion and Sedimentation Control		1	ALLOW	\$1,500.00	\$1,500.00	
	Subtotal					\$42,400.00	
00002	Playground Improvements						\$496,650
1	Entrance Conc. Paving		168	SY	\$150.00	\$25,200.00	
2	Tot Lot Play Equipment		1	ALLOW	\$255,000.00	\$255,000.00	
3	Natural Play Elements (stone, wood stumps, etc.)		1	ALLOW	\$25,000.00	\$25,000.00	
4	12" Depth Wood Fiber Safety Surface (85%)		10,250	SF	\$10.00	\$102,500.00	
5	Rubber Safety Surface (15%)		1,800	SF	\$30.00	\$54,000.00	
6	Picnic Tables (w/ conc. pad)		2	EA	\$4,500.00	\$9,000.00	
7	Bit. Conc. Paving		1,650	SF	\$8.00	\$13,200.00	
8	Loaming & Seeding disturbed areas		8,500	SF	\$1.50	\$12,750.00	
	Subtotal					\$496,650.00	
	Subtotal:						\$539,050
	4% General Conditions						\$21,562
	8% Contractors Overhead and Profit						\$43,124
	6% Price Escalation for FY '24						\$21,562
	CONSTRUCTION SUBTOTAL:						\$625,298
00003	Consulting Costs						\$75,000.00
1	Design & Construction Administration		1	ALLOW	\$70,500.00	\$70,500.00	
2	Survey		1	ALLOW	\$4,500.00	\$4,500.00	
3	Permitting		0	ALLOW	\$0.00	\$0.00	
	Subtotal					\$75,000.00	
	DESIGN & CONSTRUCTION SUBTOTAL:						\$700,298
	10% Construction Contingency						\$62,530
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$762,828

Calc: K. Beuttell and J. Atkinson

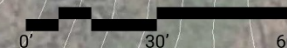
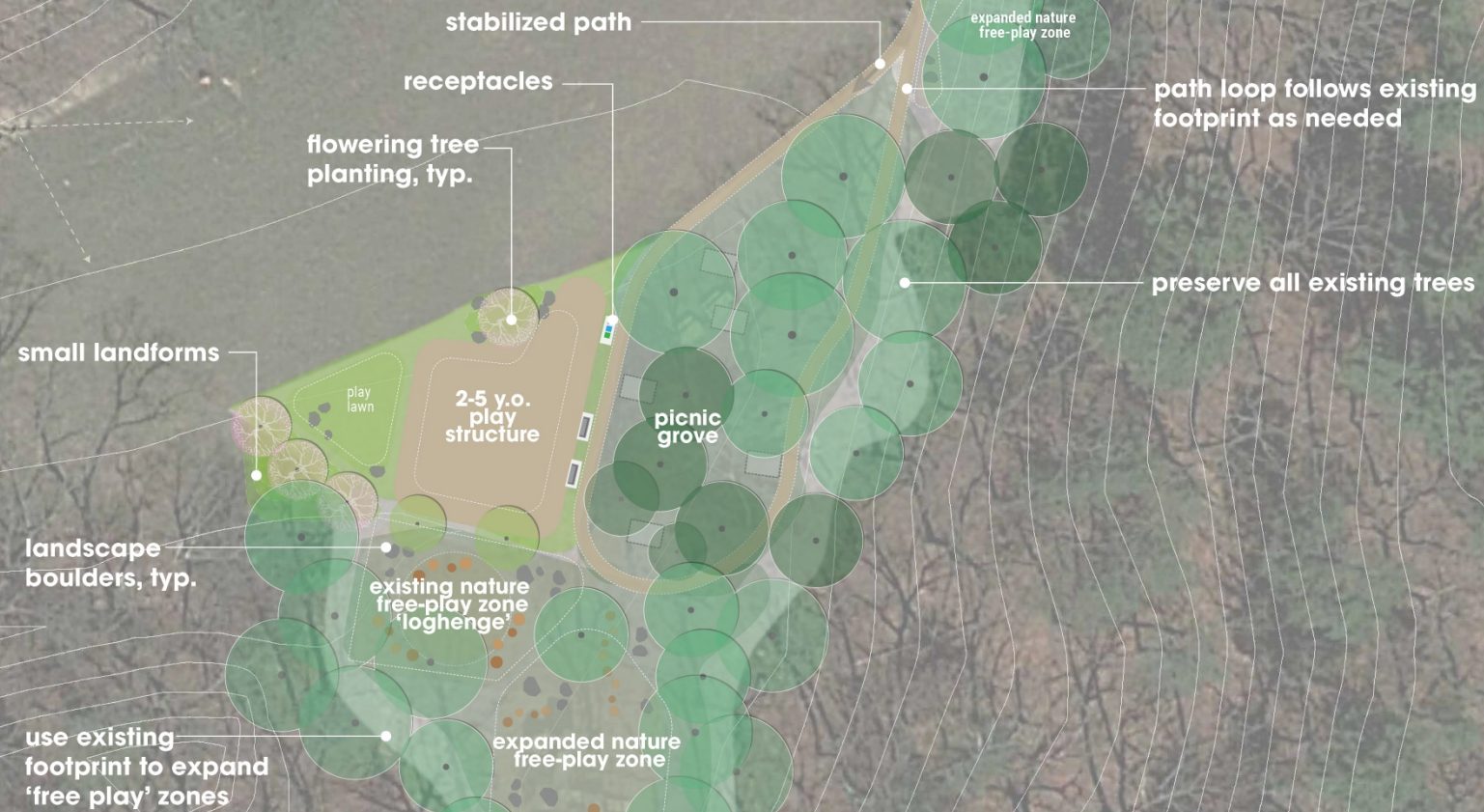
00004	ALTERNATE #1 : Site Furnishings						\$53,000
1	Benches (w/ conc. pad)		6	EA	\$2,500.00	\$15,000.00	
2	Trash Receptacles		1	EA	\$1,000.00	\$1,000.00	
3	Signage		1	ALLOW	\$3,500.00	\$3,500.00	
4	Pavement markings		1	ALLOW	\$6,500.00	\$6,500.00	
5	Additional Picnic Tables (w/ conc. pad)		6	EA	\$4,500.00	\$27,000.00	
	Subtotal					\$53,000.00	
00005	ALTERNATE #2 : Plantings						\$33,250
1	Deciduous Trees		19	EA	\$1,000.00	\$19,000.00	
2	Fruit Trees		13	EA	\$750.00	\$9,750.00	
3	Pollinator meadow		1	ALLOW	\$4,500.00	\$4,500.00	
	Subtotal					\$33,250.00	



Menotomy Rocks Park Playground

Conceptual Masterplan

Menotomy Rocks Park Playground



DRAFT FOR DISCUSSION ONLY

NOTE:

Due to the inflationary and unpredictable construction climate, this opinion of probable costs may not represent the actual cost of construction.

Menotomy Rocks Park Playground

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS							
00001	Site Preparation and Demolition / Earthwork						\$26,915.00
1	Mobilization		1	ALLOW	\$10,000.00	\$10,000.00	
2	Remove and Dispose Playground Equipment, Furnishing(s) and Footings		1	ALLOW	\$10,000.00	\$10,000.00	
3	Remove and Dispose Safety Surfacing		2,465	SF	\$1.00	\$2,465.00	
4	Remove and Dispose Stabilized Stone Path		1,200	SF	\$1.00	\$1,200.00	
5	Construction Fence		200	LF	\$5.00	\$1,000.00	
6	Tree Protection Fence		150	LF	\$5.00	\$750.00	
7	Erosion and Sedimentation Control		1	ALLOW	\$1,500.00	\$1,500.00	
	Subtotal					\$26,915.00	
00002	Park Improvements						\$143,300
1	Tot Lot Play Equipment		1	ALLOW	\$80,000.00	\$80,000.00	
2	Natural Play Elements (stone, wood stumps, etc.)		1	ALLOW	\$25,000.00	\$25,000.00	
3	12" Depth Wood Fiber Safety Surface		1,875	SF	\$10.00	\$18,750.00	
4	Rubberized Porous Access Pathway		1,625	SF	\$10.00	\$16,250.00	
5	Loaming & Seeding disturbed areas		2,200	SF	\$1.50	\$3,300.00	
	Subtotal					\$143,300.00	
	Subtotal:						\$170,215
	4% General Conditions						\$6,809
	8% Contractors Overhead and Profit						\$13,617
	6% Price Escalation for FY '24						\$10,213
	CONSTRUCTION SUBTOTAL:						\$200,854
00003	Consulting Costs						\$28,000.00
1	Design & Construction Administration		1	ALLOW	\$24,500.00	\$24,500.00	
2	Survey		1	ALLOW	\$3,500.00	\$3,500.00	
3	Permitting		0	ALLOW	\$0.00	\$0.00	
	Subtotal					\$28,000.00	
	DESIGN & CONSTRUCTION SUBTOTAL:						\$228,854
	10% Construction Contingency						\$20,085
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$248,939

Calc: K. Beuttell and J. Atkinson

00004	ALTERNATE #1 : Plantings						\$6,000
1	Deciduous Trees		6	EA	\$1,000.00	\$6,000.00	
	Subtotal					\$6,000.00	

00005	ALTERNATE #2 : Site Furnishings						\$30,000
1	Picnic Tables (w/ conc. pad)		5	EA	\$4,500.00	\$22,500.00	
2	Benches (w/ conc. pad)		2	EA	\$2,500.00	\$5,000.00	
3	Trash Receptacles		1	EA	\$1,000.00	\$1,000.00	
4	Signage		1	ALLOW	\$1,500.00	\$1,500.00	
	Subtotal					\$30,000.00	

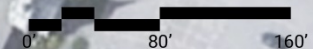
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**Poets Corner
Field &
Playground**

Conceptual Masterplan

Poets Corner Field & Playground

- bike entry/exits
- rubber path
- pedestrian entry, bike parking
- accessible parking area for 1-2 cars
- parking areas along road
- nature play
- 200' foul pole
- field lighting, typ.
- screen planting as needed
- synthetic turf
- bike parking
- pedestrian entry
- backstop
- 3-row bleacher, typ.
- team area, typ.
- field lighting, typ.
- bullpen
- repaint existing fence
- preserve all existing trees, typ.
- dirt path for bikes
- excess fill used in bike trails
- bike trails
- seasonally mowed pollinator meadow
- fitness zone along path, typ.
- bench, typ.
- plaza
- preserve all existing trees, typ.
- half court
- obstacle course/parkour area
- potential stormwater gardens
- fitness zone along path, typ.
- bike trail entry/exit route
- tree planting, typ.
- 282' foul pole
- flowering tree planting, typ.
- existing bus stop
- baseball
- youth soccer
- trike track
- picnic lawn
- all-ages playground



DRAFT FOR DISCUSSION ONLY

NOTE:
Due to the inflationary and unpredictable construction climate, this opinion of probable costs may not represent the actual cost of construction.

Poets Corner Field & Playground

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
	ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS						
00001	Site Preparation and Demolition / Earthwork						\$118,701.11
1	Mobilization		1	ALLOW	\$10,000.00	\$10,000.00	
2	Remove and Dispose Backstops, Fence Fabric, Batting Cages, Furnishing(s) and Footings		1	ALLOW	\$8,000.00	\$8,000.00	
3	Remove and Dispose Infield Mix		83	CY	\$12.00	\$1,000.00	
4	Remove and Dispose Playground Equipment, Furnishing(s) and Footings		1	ALLOW	\$10,000.00	\$10,000.00	
5	Remove and Dispose Basketball Court, Hoops, and Footings		1	ALLOW	\$5,000.00	\$5,000.00	
6	Construction Fence		2,100	LF	\$5.00	\$10,500.00	
7	Tree Protection Fence		300	LF	\$5.00	\$1,500.00	
8	Erosion and Sedimentation Control		2,100	LF	\$6.00	\$12,600.00	
9	SWPPP		1	ALLOW	\$2,000.00	\$2,000.00	
10	Strip and Stockpile Existing Topsoil (assume 8")		2,779	CY	\$12.00	\$33,351.11	
11	Rough Grade Site		165,000	SF	\$0.15	\$24,750.00	
	Subtotal					\$118,701.11	
00002	Synthetic Turf Field						\$1,284,706
1	Fine grading subgrade		78,500	SF	\$0.15	\$11,775.00	
2	Infilled synthetic turf						
	Geotextile fabric at subgrade (settlement and separation)		78,500	SF	\$1.00	\$78,500.00	
	24" crushed stone drainage layer (depth for separation of cap)		5,815	CY	\$65.00	\$377,962.96	
	Geotextile fabric at field subgrade (separation)		78,500	SF	\$1.00	\$78,500.00	
	8" crushed stone drainage layer (including drainage pipe)		1,948	CY	\$65.00	\$126,617.59	
	Finishing stone layer		78,500	SF	\$0.20	\$15,700.00	
	Laser grade finishing stone layer		78,500	SF	\$0.20	\$15,700.00	
	Synthetic turf carpet and infill	(4)	78,500	SF	\$4.75	\$372,875.00	
	Resilient underlayment - 23mm thick		78,500	SF	\$1.95	\$153,075.00	
	Concrete turf anchor at field perimeter		1,200	LF	\$45.00	\$54,000.00	
	Subtotal					\$1,284,705.56	
00003	Athletic Equipment						\$25,000
1	Team Benches at Team Areas (includes concrete pad)		6	EA	\$3,000.00	\$18,000.00	
2	Pitchers Rubber and Bases		1	SET	\$1,000.00	\$1,000.00	
3	Foul Poles		1	SET	\$6,000.00	\$6,000.00	
	Subtotal					\$25,000.00	
00004	Fencing and Netting						\$58,000
1	6' Chain Link Fence at Team Areas		200	LF	\$65.00	\$13,000.00	
2	Chain Link Fence Backstop		1	LS	\$45,000.00	\$45,000.00	
	Subtotal					\$58,000.00	
00005	Site Improvements						\$626,900
1	Loaming & Seeding disturbed areas		40,000	SF	\$1.50	\$60,000.00	
2	Paving						
	Bit. Conc. Paving Walkway		15,400	SF	\$8.00	\$123,200.00	
3	Bit. Conc. Bball Court		2,800	SF	\$8.00	\$22,400.00	
4	Court Surfacing		2,800	SF	\$2.00	\$5,600.00	
5	Basketball Goal		1	EA	\$6,200.00	\$6,200.00	
6	All Ages Play Equipment		1	ALLOW	\$250,000.00	\$250,000.00	
7	12" Depth Wood Fiber Safety Surface (85%)		9,500	SF	\$10.00	\$95,000.00	
8	Rubber Safety Surface (15%)		1,500	SF	\$30.00	\$45,000.00	
9	Spectator Seating (3 row bleachers)		3	EA	\$6,500.00	\$19,500.00	
	Subtotal					\$626,900.00	

00006	Site Utilities						\$120,700
1	Connect to Existing Water Lines		1	EA	\$3,500.00	\$3,500.00	
2	New Water Lines 2" (copper)		80	LF	\$140.00	\$11,200.00	
3	Drainage Manhole		4	EA	\$5,000.00	\$20,000.00	
4	Area Drains/Cleanouts		5	EA	\$1,000.00	\$5,000.00	
5	6" HDPE Pipe		400	LF	\$35.00	\$14,000.00	
6	8" HDPE Pipe		1,500	LF	\$40.00	\$60,000.00	
7	Drywell		1	EA	\$7,000.00	\$7,000.00	
	Subtotal					\$120,700.00	
	Subtotal:						\$2,234,007
	4% General Conditions						\$89,360
	8% Contractors Overhead and Profit						\$178,721
	6% Price Escalation for FY '24						\$134,040
	CONSTRUCTION SUBTOTAL:						\$2,636,128
00007	Consulting Costs						\$218,000.00
1	Design & Construction Administration		1	ALLOW	\$200,000.00	\$200,000.00	
2	Survey		1	ALLOW	\$8,000.00	\$8,000.00	
3	Permitting		1	ALLOW	\$10,000.00	\$10,000.00	
	Subtotal					\$218,000.00	
	DESIGN & CONSTRUCTION SUBTOTAL:						\$2,854,128
	10% Construction Contingency						\$263,613
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$3,117,741

Calc: K. Beuttell and J. Atkinson

00008	ALTERNATE #1 : Site Furnishings						\$30,500
1	Site Furnishings						
	Benches on Concrete Pad		5	EA	\$2,500.00	\$12,500.00	
	Bike Rack		1	EA	\$6,000.00	\$6,000.00	
	Trash Receptacles		2	EA	\$6,000.00	\$12,000.00	
	Subtotal					\$30,500.00	

00009	ALTERNATE #2 : Obstacle Course Area						\$130,000
1	Obstacle Course Area		1	ALLOW	\$130,000.00	\$130,000.00	
	Subtotal					\$130,000.00	

00010	ALTERNATE #3 : Bike Tracks						\$407,500
1	Flat Trike Track		3,000	SF	\$15.00	\$45,000.00	
2	Dirt Pump Track/Bike Trails		14,500	SF	\$25.00	\$362,500.00	
	Subtotal					\$407,500.00	

00011	ALTERNATE #4 : Plantings						\$45,000
1	Deciduous Trees		30	EA	\$1,000.00	\$30,000.00	
2	Perennial Planting		1	ALLOW	\$15,000.00	\$15,000.00	
	Subtotal					\$45,000.00	

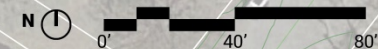


**McClennan
Skateboard
Park**



Conceptual Masterplan

McClennan Skateboard Park



NOTE:
Due to the inflationary and unpredictable construction climate, this opinion of probable costs may not represent the actual cost of construction.

McClennan Skate Board Park

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS							
00001	Site Preparation and Demolition / Earthwork						\$49,150.00
1	Mobilization		1	ALLOW	\$6,000.00	\$6,000.00	
2	Remove and Dispose Existing Skatepark Pavement and Features		1	ALLOW	\$20,000.00	\$20,000.00	
3	Construction Fence		1,030	LF	\$5.00	\$5,150.00	
4	Tree Removal		1	LS	\$2,000.00	\$2,000.00	
5	Tree Protection Fence		200	LF	\$5.00	\$1,000.00	
6	Erosion and Sedimentation Control		1	ALLOW	\$3,000.00	\$3,000.00	
7	Strip and Stockpile Existing Topsoil (assume 8")		375	CY	\$12.00	\$4,500.00	
8	Rough Grade Site		50,000	SF	\$0.15	\$7,500.00	
	Subtotal					\$49,150.00	
00002	Skate Park						\$498,000
1	Skatepark		8,300	SF	\$60.00	\$498,000.00	
	Subtotal					\$498,000.00	
00003	Site Improvements						\$47,350
1	Paving						
	Bit. Conc. Paving		1,700	SF	\$8.00	\$13,600.00	
2	Loaming & Seeding disturbed areas		22,500	SF	\$1.50	\$33,750.00	
	Subtotal					\$47,350.00	
	Subtotal:						\$594,500
	4% General Conditions						\$23,780
	8% Contractors Overhead and Profit						\$47,560
	6% Price Escalation for FY '24						\$35,670
	CONSTRUCTION SUBTOTAL:						\$701,510
00003	Consulting Costs						\$127,000.00
1	Design & Construction Administration		1	ALLOW	\$120,000.00	\$120,000.00	
2	Survey		1	ALLOW	\$7,000.00	\$7,000.00	
3	Permitting		1	ALLOW	\$0.00	\$0.00	
	Subtotal					\$127,000.00	
	DESIGN & CONSTRUCTION SUBTOTAL:						\$828,510
	10% Construction Contingency						\$70,151
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$898,661

Calc: K. Beuttell and J. Atkinson

00001	ALTERNATE #1 : Site Furnishings						\$25,500
1	Site Furnishings						
	Benches on Concrete Pad		3	EA	\$2,500.00	\$7,500.00	
	Bike Rack		1	EA	\$6,000.00	\$6,000.00	
	Trash Receptacles		2	EA	\$6,000.00	\$12,000.00	
	Subtotal					\$25,500.00	

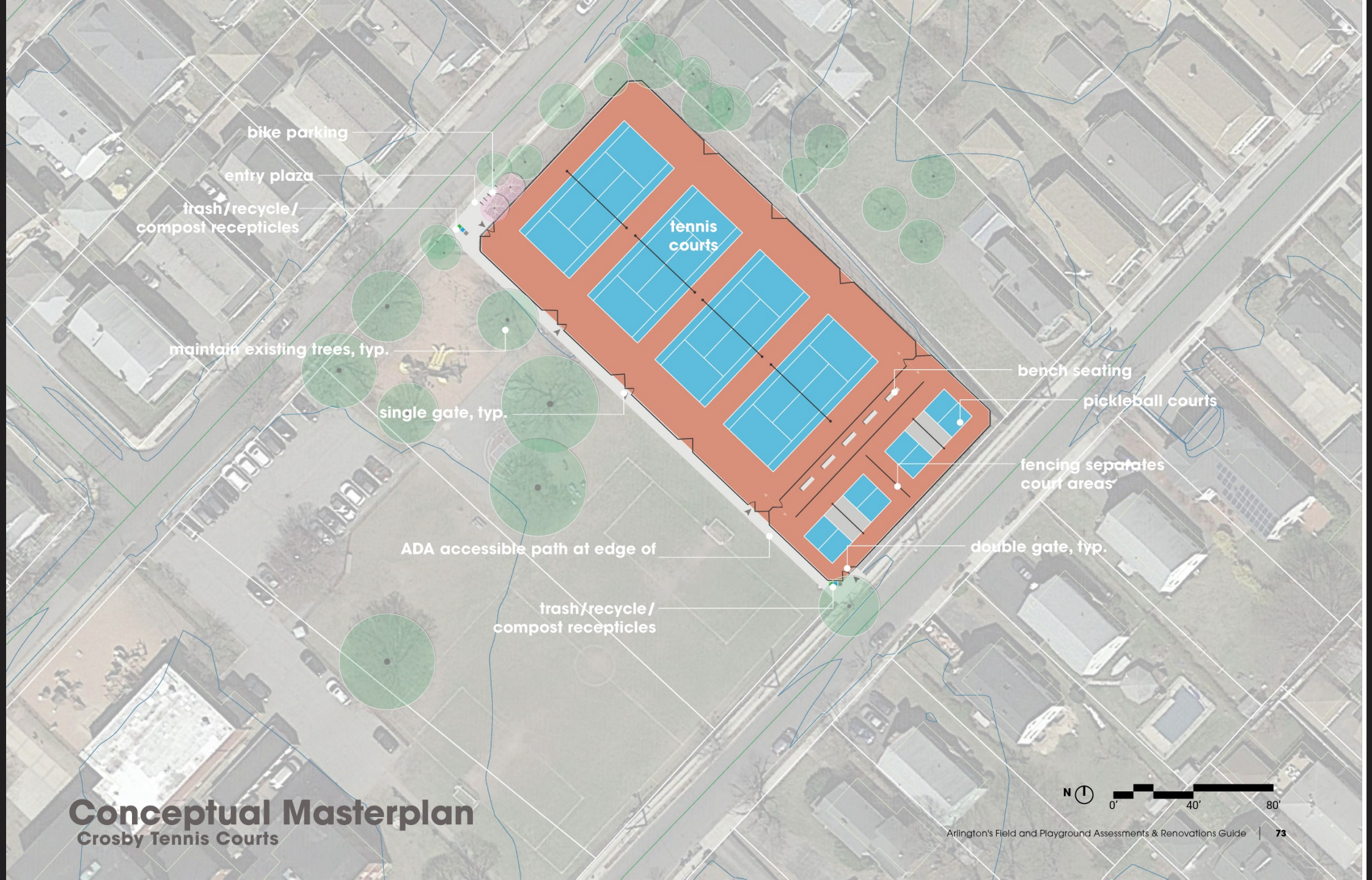
00002	ALTERNATE #2 : Skatepark Flow Bowl						\$150,000
1	Skatepark Flow Bowl		2,500	SF	\$60.00	\$150,000.00	
	Subtotal					\$150,000.00	

00003	ALTERNATE #3 : Bike Pump Tracks						\$515,000
1	Trike Track		2,000	SF	\$40.00	\$80,000.00	
2	Junior Pump Track		3,000	SF	\$45.00	\$135,000.00	
3	Advanced Pump Track		6,000	SF	\$50.00	\$300,000.00	
	Subtotal					\$515,000.00	

00004	ALTERNATE #4 : Plantings						\$13,000
1	Deciduous Trees		8	EA	\$1,000.00	\$8,000.00	
2	Perennial Planting		1	ALLOW	\$5,000.00	\$5,000.00	
	Subtotal					\$13,000.00	

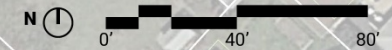


**Crosby
Tennis
Courts**



Conceptual Masterplan

Crosby Tennis Courts



DRAFT FOR DISCUSSION ONLY

NOTE:
Due to the inflationary and unpredictable construction climate, this opinion of probable costs may not represent the actual cost of construction.

Crosby Tennis Courts

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
	ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS						
00001	Site Preparation and Demolition / Earthwork						\$52,300.00
1	Mobilization		1	ALLOW	\$6,000.00	\$6,000.00	
2	Pulverize in Place Existing Tennis Court Pavement		32,000	SF	\$1.00	\$32,000.00	
2	Remove and Dispose of Existing Fencing		1	ALLOW	\$2,000.00	\$2,000.00	
3	Construction Fence		800	LF	\$5.00	\$4,000.00	
4	Tree Protection Fence		100	LF	\$5.00	\$500.00	
5	Erosion and Sedimentation Control		1	ALLOW	\$3,000.00	\$3,000.00	
6	General Earthwork						
	Rough grade site		32,000	SF	\$0.15	\$4,800.00	
	Subtotal					\$52,300.00	
00002	Tennis and Pickleball Court						\$275,022.22
1	Fine Grade Subgrade		32,000	SF	\$0.15	\$4,800.00	
2	Tennis Court (Asphalt)	1	3556	SY	\$76.00	\$270,222.22	
	Subtotal					\$275,022.22	
00003	Site Improvements						\$15,900.00
1	Paving						
	Bit. Conc. Paving		1,800	SF	\$8.00	\$14,400.00	
2	Loam and Seed Disturbed Areas		1000	SF	\$1.50	\$1,500.00	
	Subtotal					\$15,900.00	
	Subtotal:						\$343,222
	4% General Conditions						\$13,729
	8% Contractors Overhead and Profit						\$27,458
	6% Price Escalation for FY '24						\$20,593
	CONSTRUCTION SUBTOTAL:						\$405,002
00004	Consulting Costs						\$65,000.00
1	Design & Construction Administration		1	ALLOW	\$60,000.00	\$60,000.00	
2	Survey		1	ALLOW	\$5,000.00	\$5,000.00	
3	Permitting		0	ALLOW	\$0.00	\$0.00	
	Subtotal					\$65,000.00	
	DESIGN & CONSTRUCTION SUBTOTAL:						\$470,002
	10% Construction Contingency						\$40,500
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$510,502

Calc: K. Beuttell and J. Atkinson

00005	ALTERNATE #1 : Post-Tensioned Concrete	(5)					\$410,133
1	Fine Grade Subgrade	(4)	32,000	SF	\$0.15	\$4,800.00	
2	Tennis Court (Post-Tensioned Concrete)		3556	SY	\$114.00	\$405,333.33	
	Subtotal					\$410,133.33	

00006	ALTERNATE #2 : Site Furnishings	(5)					\$30,500
1	Site Furnishings						
	Benches on Concrete Pad		5	EA	\$2,500.00	\$12,500.00	
	Bike Rack		1	EA	\$6,000.00	\$6,000.00	
	Trash Receptacles		2	EA	\$6,000.00	\$12,000.00	
	Subtotal					\$30,500.00	

Assumptions / Comments / Potential Alternates:

- Includes bituminous concrete system, tennis posts and netting, 10' fencing, court surfacing, and line striping.
- Assumes current tennis court base will be pulverized in place and used as new base.
- General earthwork does not include additional cost of unsuitable material excavation and replacement (if encountered).
- Includes post-tensioned concrete system, tennis posts and netting, 10' fencing, court surfacing, and line striping.
- This cost to replace line item 0002

10 Parmenter
Playground
& Courts

remove rotting timbers, regrade and landscape with groundcover and shade-loving bushes/perennials

recycle, compost, trash receptacles, typ.
concrete entry plaza

specimen tree in theater
logs in landscape area, typ.
remove rotting timbers, regrade and replace as needed with 'reclaimed' landscape boulders/stones

remove rotting timbers, regrade and replace with groundcover

remove crumbling wall, regrade and landscape with groundcover

logs in groundcover slopes

maintain all existing trees

mounted 'side' tables
mounted tables and chairs

boulder seat/retaining wall
rubber path, typ.
bench, typ.

remove rotting timbers, regrade and replace as needed with 'reclaimed' landscape boulders/stones

resurface asphalt area

painted lines on asphalt, typ.
painted loop joins 'play points'

trike track

recycle, compost, trash receptacles, typ.

rain garden at low point

bench, typ.

remove crumbling wall, regrade and landscape with groundcover

Conceptual Masterplan

Parmenter Playground & Courts



NOTE:
Due to the inflationary and unpredictable construction climate, this opinion of probable costs may not represent the actual cost of construction.

Parmenter Playground & Other Site Improvements

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS							
00001	Site Preparation and Demolition / Earthwork						\$63,037.50
1	Mobilization		1	ALLOW	\$10,000.00	\$10,000.00	
2	Remove and Dispose Playground Equipment, Furnishings and Footings		1	ALLOW	\$12,000.00	\$12,000.00	
3	Remove and Dispose Safety Surfacing		4,625	SF	\$1.00	\$4,625.00	
4	Remove and Dispose pavement (full depth)		4,850	SF	\$2.25	\$10,912.50	
5	Wall demolition - wood timber		1	ALLOW	\$12,000.00	\$12,000.00	
6	Common Fill		300	CY	\$30.00	\$9,000.00	
7	Earthwork		0	ALLOW	\$15,000.00	\$0.00	
8	Construction Fence		100	LF	\$5.00	\$500.00	
9	Tree Protection Fence		500	LF	\$5.00	\$2,500.00	
10	Erosion and Sedimentation Control		1	ALLOW	\$1,500.00	\$1,500.00	
	Subtotal					\$63,037.50	
00002	Park Improvements						\$385,063
1	Concrete Paving (entry plaza)		150	SF	\$11.00	\$1,650.00	
2	Tot Lot Play Equipment		1	ALLOW	\$125,000.00	\$125,000.00	
3	Natural Play Elements (wood stumps, etc.)		1	ALLOW	\$15,000.00	\$15,000.00	
4	Stone: Boulders & Stacked Stone Slopes		1,275	SF	\$100.00	\$127,500.00	
5	Paving Repair		1	ALLOW	\$3,500.00	\$3,500.00	
6	Mill and Overlay		9,400	SF	\$3.00	\$28,200.00	
7	Bit. Conc. Paving		250	SF	\$8.00	\$2,000.00	
8	Pavement markings		1	ALLOW	\$12,000.00	\$12,000.00	
9	12" Depth Wood Fiber Safety Surface		3,100	SF	\$10.00	\$31,000.00	
10	Rubber Safety Surface		1,000	SF	\$30.00	\$30,000.00	
11	Wall Repair		1	ALLOW	\$2,500.00	\$2,500.00	
12	Loam		115	CY	\$30.00	\$3,450.00	
13	Loaming & Seeding disturbed areas		2,175	SF	\$1.50	\$3,262.50	
	Subtotal					\$385,062.50	
	Subtotal:						\$448,100
	4% General Conditions						\$17,924
	8% Contractors Overhead and Profit						\$35,848
	6% Price Escalation for FY '24						\$26,886
	CONSTRUCTION SUBTOTAL:						\$528,758
00003	Consulting Costs						\$65,000.00
1	Design & Construction Administration		1	ALLOW	\$60,000.00	\$60,000.00	
2	Survey		1	ALLOW	\$5,000.00	\$5,000.00	
	Subtotal					\$65,000.00	
	DESIGN & CONSTRUCTION SUBTOTAL:						\$593,758
	10% Construction Contingency						\$52,876
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$646,634

Calc: K. Beuttell and J. Atkinson

00004	ALTERNATE #1 : Plantings						\$35,600
1	Deciduous Trees		14	EA	\$1,000.00	\$14,000.00	
2	Hardy Groundcover		720	EA	\$30.00	\$21,600.00	
	Subtotal					\$35,600.00	

00005	ALTERNATE #2 : Site Furnishings						\$35,500
1	Cafe Tables (w/ conc. pad)		4	SF	\$3,500.00	\$14,000.00	
2	Benches (w/ conc. pad)		6	EA	\$2,500.00	\$15,000.00	
3	Trash Receptacles		2	EA	\$2,500.00	\$5,000.00	
4	Signage		1	ALLOW	\$1,500.00	\$1,500.00	
	Subtotal					\$35,500.00	



Parallel Park Playground & Courts



sycamore protection zone,
native shady groundcover

'replacement'
sycamore trees

spectator lawn

buffer
court gathering area

basketball
court

main lawn

spectator lawn

seasonally mowed meadow

wave lawn

bench, typ.

2-5 y.o. play
structure

swings

fitness zone

picnic grove

5-12 y.o. play
structure

pavillion

game lawn

0-2 y.o. play
structure

seasonally mowed
understory, typ.

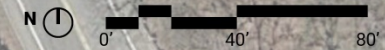
picnic lawn

nature free-play

stabilized stonedust/
aggregate path

Conceptual Masterplan

Parallel Park Playground & Courts



NOTE:
Due to the inflationary and unpredictable construction climate, this opinion of probable costs may not represent the actual cost of construction.

Parallel Park

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS							
00001	Site Preparation and Demolition / Earthwork						\$71,875.00
1	Mobilization		1	ALLOW	\$10,000.00	\$10,000.00	
2	Remove and D'spose Existing Play Features		1	ALLOW	\$10,000.00	\$10,000.00	
3	Remove and D'spose Safety Surfacing		5,250	SF	\$1.00	\$5,250.00	
4	Remove and D'spose pavement (ful depth)		7,500	SF	\$2.25	\$16,875.00	
5	Earthwork		1	ALLOW	\$25,000.00	\$25,000.00	
6	Construct on Fence		450	LF	\$5.00	\$2,250.00	
7	Tree Protection Fence		500	LF	\$5.00	\$2,500.00	
8	Erosion and Sedimentation Control		0	ALLOW	\$3,000.00	\$0.00	
	Subtotal					\$71,875.00	
00002	Park Improvements						\$459,075
1	Play Equipment		1	ALLOW	\$250,000.00	\$250,000.00	
2	Natural Play Elements		1	ALLOW	\$25,000.00	\$25,000.00	
3	Entry Improvements		1	ALLOW	\$8,000.00	\$8,000.00	
4	12" Depth Wood Fiber Safety Surface		8,500	SF	\$4.00	\$34,000.00	
5	Rubber Safety Surface		1,500	SF	\$30.00	\$45,000.00	
6	Bit. Conc. Pathway		3,950	SF	\$8.00	\$31,600.00	
7	Bit. Conc. Bball Court		2,500	SF	\$8.00	\$20,000.00	
8	Basketball Goal		1	EA	\$6,200.00	\$6,200.00	
9	Court Surfacing		2,500	SF	\$2.00	\$5,000.00	
10	Loaming & Seeding disturbed areas		22,850	SF	\$1.50	\$34,275.00	
	Subtotal					\$459,075.00	
	Subtotal:						\$530,950
	4% General Conditions						\$21,238
	8% Contractors Overhead and Profit						\$42,476
	6% Price Escalation for FY '24						\$31,857
	CONSTRUCTION SUBTOTAL:						\$626,521
00003	Consulting Costs						\$87,500.00
1	Design & Construction Administration		1	ALLOW	\$83,000.00	\$83,000.00	
2	Survey		1	ALLOW	\$3,500.00	\$4,500.00	
	Subtotal					\$87,500.00	
	DESIGN & CONSTRUCTION SUBTOTAL:						\$714,021
	10% Construction Contingency						\$62,652
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$776,673

Calc: K. Beuttele and J. Atkinson

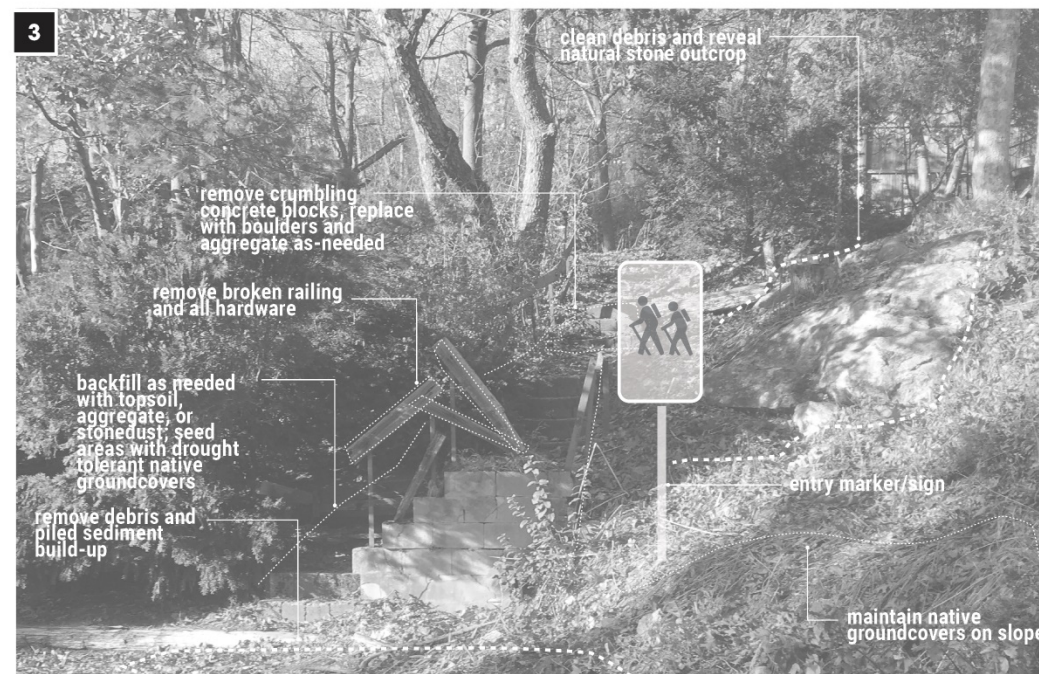
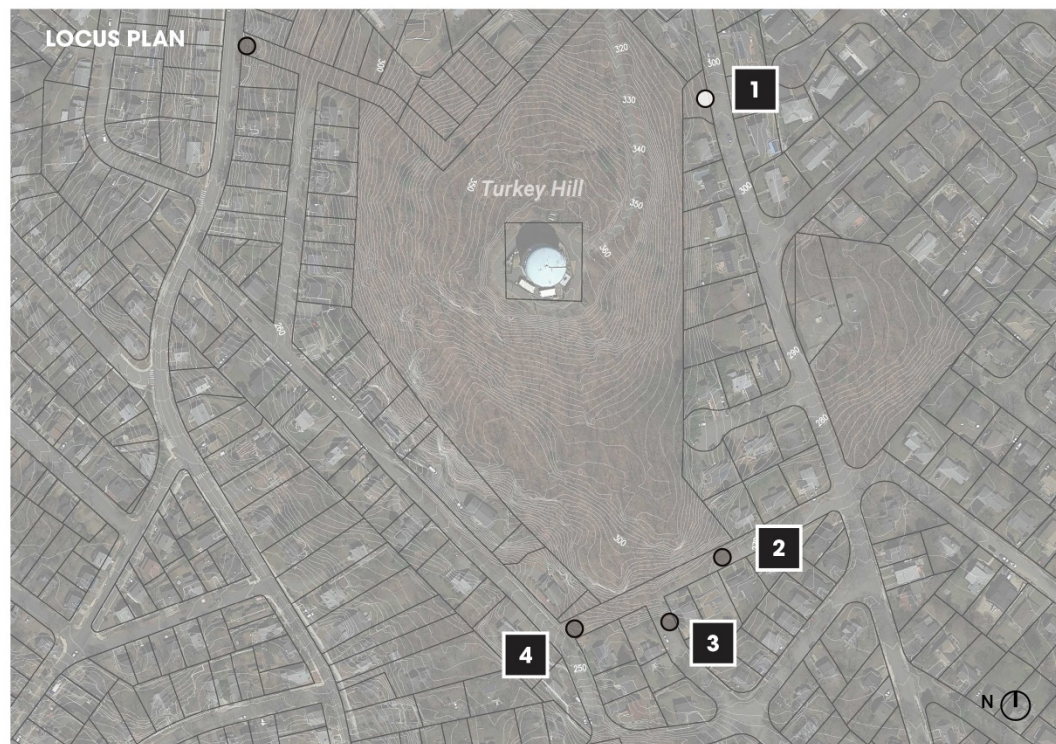
00004	ALTERNATE #1 : Exercise Equipment						\$65,000
1	Exercise Equipment		1	ALLOW	\$65,000.00	\$65,000.00	
	Subtotal					\$65,000.00	

00005	ALTERNATE #1 : Site Furnishings						\$55,500
1	Site Furnishings						
2	Picnic Tables		5	EA	\$3,000.00	\$15,000.00	
	Benches on Concrete Pad		9	EA	\$2,500.00	\$22,500.00	
	Bike Rack		1	EA	\$6,000.00	\$6,000.00	
	Trash Receptacles		2	EA	\$6,000.00	\$12,000.00	
	Subtotal					\$55,500.00	

00006	ALTERNATE #4 : Plantings						\$50,320
1	Deciduous Trees		30	EA	\$1,000.00	\$30,000.00	
2	Meadow		2,660	SF	\$2.00	\$5,320.00	
3	Hardy Groundcover		500	EA	\$30.00	\$15,000.00	
	Subtotal					\$50,320.00	



Turkey Hill Access Areas



Conceptual Masterplan/Sketches

Turkey Hill Access Areas

DRAFT FOR DISCUSSION ONLY

NOTE:
Due to the inflationary and unpredictable construction climate, this opinion of probable costs may not represent the actual cost of construction.

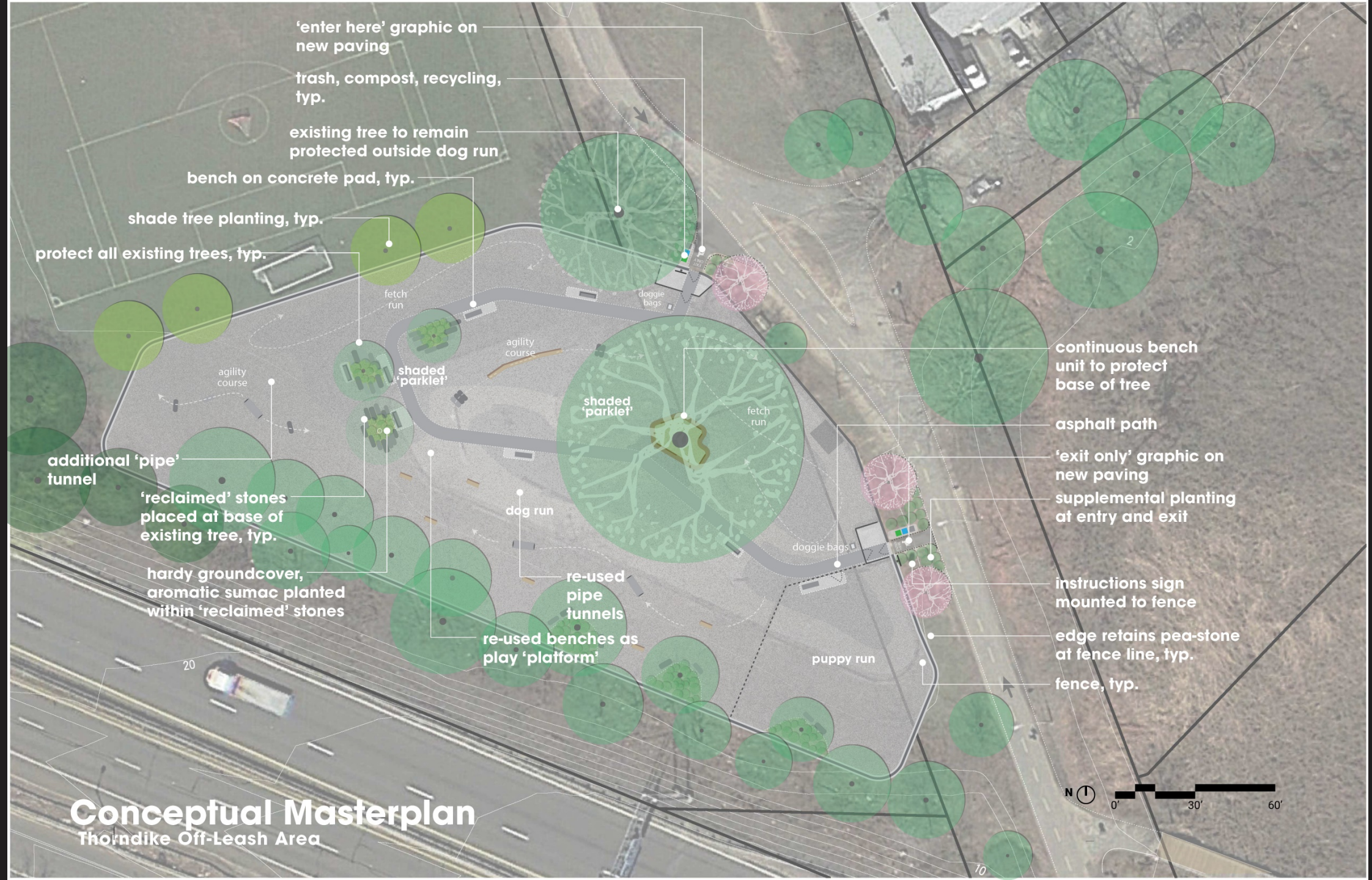
Turkey Hill

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
	ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS						
00001	Site Preparation and Demolition / Earthwork						\$1,500.00
1	Mobilization		1	ALLOW	\$1,000.00	\$1,000.00	
2	Demolition (removal of existing signage and any clearing for signage installation)		1	ALLOW	\$500.00	\$500.00	
	Subtotal					\$1,500.00	
00002	Sign Improvements						\$14,000
1	Washington Street Entrance Signage		1	ALLOW	\$2,500.00	\$2,500.00	
2	Gay Street Signage		1	ALLOW	\$750.00	\$750.00	
3	Brand Street Signage		1	ALLOW	\$750.00	\$750.00	
4	Carl Road Signage & Stair Improvements		1	ALLOW	\$10,000.00	\$10,000.00	
	Subtotal					\$14,000.00	
	Subtotal:						\$15,500
	4% General Conditions						\$620
	8% Contractors Overhead and Profit						\$1,240
	6% Price Escalation for FY '24						\$930
	CONSTRUCTION SUBTOTAL:						\$18,290
00003	Consulting Costs						\$4,500.00
1	Design & Construction Administration		1	ALLOW	\$4,500.00	\$4,500.00	
	Subtotal					\$4,500.00	
	DESIGN & CONSTRUCTION SUBTOTAL:						\$22,790
	10% Construction Contingency						\$1,829
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$24,619

Calc: K. Beuttell and J. Atkinson



**Thorndike
Off-Leash
Area**



Conceptual Masterplan

Thorndike Off-Leash Area

NOTE:
Due to the inflationary and unpredictable construction climate, this opinion of probable costs may not represent the actual cost of construction.

Thorndike Off Leash Area

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS							
00001	Site Preparation and Demolition / Earthwork						\$32,250.00
1	Mobilization		1	ALLOW	\$10,000.00	\$10,000.00	
2	Remove and Dispose fabric under stone, pathways, etc.		1	ALLOW	\$5,000.00	\$5,000.00	
3	Remove and Stockpile benches		1	ALLOW	\$1,500.00	\$1,500.00	
4	Remove and Dispose CLF		1	ALLOW	\$3,500.00	\$3,500.00	
5	Remove and Stockpile CLF fabric only		1	ALLOW	\$2,500.00	\$2,500.00	
6	Strip and Dispose Existing Sod & Topsoil (assume 8")		400	CY	12.00	\$4,800.00	
7	Construction Fence		650	LF	\$5.00	\$3,250.00	
8	Tree Protection Fence		100	LF	\$5.00	\$500.00	
9	Erosion and Sedimentation Control		200	LF	\$6.00	\$1,200.00	
	Subtotal					\$32,250.00	
00002	Dog Park						\$137,718
1	Agility Course Materials		1	ALLOW	\$25,000.00	\$25,000.00	
2	Rice stone - 6" depth (16,000 sf)		296	CY	\$75.00	\$22,200.00	
3	Drainage Stone - 4" depth (16,000 sf)		197	CY	\$40.00	\$7,880.00	
4	Rice stone top dressing (over existing footprint)		15,775	SF	\$0.50	\$7,887.50	
5	Rubberized porous path surface		2,500	SF	\$10.00	\$25,000.00	
6	CLF - 4'		375	LF	\$55.00	\$20,625.00	
7	CLF fabric & painting of posts		375	LF	\$15.00	\$5,625.00	
8	Concrete Retaining Curbs (entire perimeter)		750	LF	\$15.00	\$11,250.00	
9	Boulders (for new tree protection)		1	ALLOW	\$10,000.00	\$10,000.00	
10	Loaming & Seeding disturbed areas		1,500	SF	1.50	\$2,250.00	
	Subtotal					\$137,717.50	
	Subtotal:						\$169,968
	4% General Conditions						\$6,799
	8% Contractors Overhead and Profit						\$13,597
	6% Price Escalation for FY '24						\$10,198
	CONSTRUCTION SUBTOTAL:						\$200,562
00003	Consulting Costs						\$27,500.00
1	Design & Construction Administration		1	ALLOW	\$24,000.00	\$24,000.00	
2	Survey		1	ALLOW	\$3,500.00	\$3,500.00	
3	Permitting		0	ALLOW	\$0.00	\$0.00	
	Subtotal					\$27,500.00	
	DESIGN & CONSTRUCTION SUBTOTAL:						\$228,062
	10% Construction Contingency						\$20,056
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$248,118

Calc: K. Beuttel and J. Atkinson

00004	ALTERNATE #1 : Plantings						\$10,990
1	Hardy Perennials		133	EA	\$30.00	\$3,990.00	
2	Deciduous Trees		7	EA	\$1,000.00	\$7,000.00	
	Subtotal					\$10,990.00	

00005	ALTERNATE #2 : Site Furnishings						\$21,750
1	Bench w. conc. pad		7	EA	\$2,250.00	\$15,750.00	
2	Trash Receptacles		2	EA	\$1,500.00	\$3,000.00	
3	Signage & Dog Bag Dispensers		1	ALLOW	\$3,000.00	\$3,000.00	
	Subtotal					\$21,750.00	



QUESTIONS?

**Town of Arlington
Field and Playground
Feasibility Study**

02/09/2021